
Lincoln Park Neighborhood Plan

Draft Advisory Group Recommendations

Introduction



The Lincoln Park Neighborhood has an extensive history as one of the oldest African-American communities in Montgomery County, dating to the 1850s. Today, the neighborhood is primarily a single-family residential community surrounded on three sides by a variety of non-residential uses. The Rockville Town Center is to the south and separated from the neighborhood by the Metro/railroad tracks and major highways. There

are a variety of housing types with varying ages, sizes, and conditions. Although there is limited retail service within the neighborhood, retail opportunities in the nearby Town Center provide for everyday shopping needs. Regional transit, bikeways, parks and open space are also within the neighborhood or close by.

Community Characteristics

The latest population figures from Census 2000 indicate that the population of the Lincoln Park neighborhood is 900 persons. Ethnic and racial diversity continues to expand in the neighborhood, as shown in Table 3 below, although the neighborhood population contains a higher percentage of Black and Hispanic residents than Rockville as a whole. Other statistical information related to housing and land use is also included in Tables 1 and 2 below. The Census shows a slightly higher than average person per household figure of 2.7, while the City is 2.65. Single-family uses occupy almost 80% of the neighborhood land area.

1. Neighborhood Characteristics (2000 Census) 2. Land Use Acreage

Residents	900	Area (acres)	82
Housing Units	329	Single-Family Residential	64.9
Attached Units	62	Parkland	5.6
Apartments (Public)	59	Attached/multifamily (Public)	1.6 (4.2)
Average Persons per HH	2.7	Open Space (Cemetery)	3.3
Housing Density (units per acre)	4.0	Commercial (Retail)	1.4

There are 329 residences in the 82 acres of Lincoln Park, of which 208 are single-family homes. Most of the homes are small in size, ranging from 900 to 1,500 square feet, while built on relatively large lots of 10,000 square feet, usually narrow but deep.

3. Population Characteristics (2000 Census)

White	37 (4%)
Black	622 (69%)
Hispanic	195 (22%)
Asian	15 (1.5%)
Other	31 (3.5%)

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Planning Process

A Community Kickoff Meeting for the Lincoln Park neighborhood planning process was held on May 9, 2002, and was attended by 65 persons. After a brief presentation on the purpose of the meeting, attendees were divided into three groups. Attendees were asked to identify the strengths, weaknesses, challenges and opportunities for the current and future conditions of the Lincoln Park neighborhood. After the groups had identified these, each group prioritized the items by casting votes in each category.

The important concepts that were expressed were based on a strong community awareness that recognizes the history and shared values of Lincoln Park. Noted strengths included: access to transportation and local commercial services, affordable housing in the neighborhood, location and security, excellent City services, a favorable location near the Town Center and the Metro. Weaknesses were considered problems that undermine the sense of community that long-term residents respect, and included such problems as loitering and drug use, street crime, traffic noise, large vehicles parked in the neighborhood, and poorly maintained homes.

Opportunities for the future of the neighborhood included retention of homes, the provision of more housing for mixed-income households, the opportunity for more dialog with the Mayor and Council, and stronger code enforcement that would improve the housing conditions. More community retail services were also important for future neighborhood success. Threats to the neighborhood were mainly problems that threatened stability and home ownership, including increased crime, the potential for additional cut-through traffic and industrial and commercial expansion.

The Mayor and Council appointed a Neighborhood Plan Advisory Group in July 2002 to consider the public input and work with City staff in developing the neighborhood plan. The Advisory Group met beginning in August 2002, and met regularly through April 2003. During this time, the Advisory

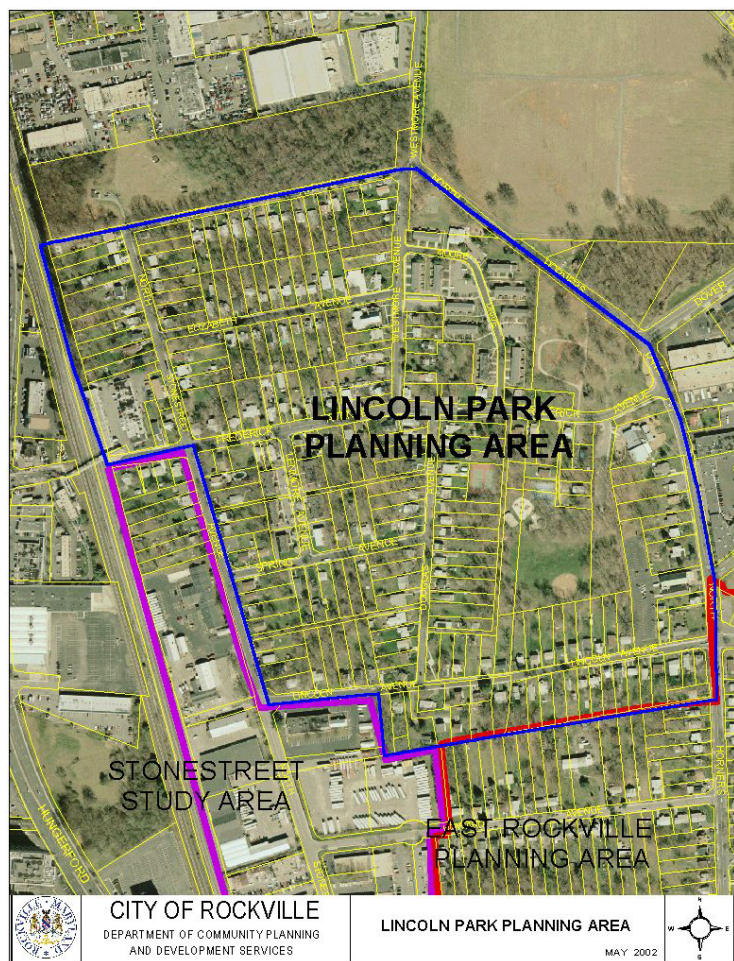


Figure 1. Lincoln Park Planning Area

Group considered a variety of topics related to the future of Lincoln Park, including future land use, transportation, redevelopment, historic preservation and the environment.

Plan Framework

The Lincoln Park Neighborhood Plan will provide the basis for numerous decisions affecting the community for many years to come. In general, the neighborhood would like to build on its character and sense of community as a stable and secure place for residents. Retaining the special qualities of Lincoln Park requires policies and recommendations in the neighborhood plan that will reinforce this overall objective. For each relevant topic area, a series of goals, objectives and recommendations are included, and will form the basis of the neighborhood plan.

Housing

Goal: Provide housing opportunities for residents with a range of incomes and promote homeownership opportunities for residents who are or will be owner-occupants, while protecting the residential character of the neighborhood from nonresidential encroachment and nonconforming land uses

Because Lincoln Park is a community of homes, preservation and enhancement of residences is fundamental to maintaining and enhancing the neighborhood. Keeping the existing housing stock in good repair is an important part of the neighborhood's future, particularly as neighborhood homes age. Also critical is ensuring that any new construction, such as new homes or additions to existing homes, is compatible with the community's character. Increasing the amount of housing available to neighborhood residents is also a key recommendation, and coincides with the desire to replan and redevelop some of the adjacent industrial and commercial properties into residential areas.

Objectives:

- Ensure absentee landlords maintain their properties;
- Encourage property owners and landlords to monitor undesirable activities to ensure stable households in the residential community;
- Preserve the character of the community as a historical resource.

Recommendations:

- Encourage the production of new housing to focus on ownership opportunities, rather than rental units.
- Redevelop designated nonresidential areas for residential use.
- Establish a Lincoln Park historic district, after conduct of a survey to determine the available resources;
- Implement a neighborhood conservation district to ensure compatibility of new construction within the neighborhood, including new residences and additions

Land Use and Zoning

Goal: Maintain and enhance Lincoln Park as a stable and secure residential neighborhood.

Although most of the land within Lincoln Park is planned and zoned for single family homes, other uses have also encroached into or adjacent to the neighborhood over the years. The neighborhood is surrounded by industrial property on the west, north and east sides. In addition institutional and commercial uses located within the community have the potential to undermine neighborhood character if expanded or operated inappropriately. Redevelopment of some of the nonresidential property is required in some instances to ensure that encroachment does not occur. Compatible design of new construction should be implemented through a neighborhood conservation district that reflects the historic character of the community.

Objectives:

- Eliminate industrial uses and zoning for redevelopment areas such as the School Board property on North Stonestreet Avenue, the WINX site on Ashley Avenue, the industrial area on Frederick Avenue and North Horners Lane.
- Encourage vacant or redevelopable land to become residential at the earliest opportunity.
- Ensure institutional uses, including schools, shelters and churches, are compatible with the character of the community.
- Increase the amount of parkland serving the neighborhood.

Recommendations: *(See also attached plan illustrative drawing and proposed land use map)*

General:

- Retain existing R-60 residential zoning.
- Minimize the impact of institutional uses in the residential areas, and discourage institutional uses in the redevelopment areas.
- Restrict resubdivision of existing lots to be compatible with the existing lot pattern; eliminate pipestem lots.

WINX Property:

- Residential redevelopment, which could any combination of detached, attached or duplex units, but would not include multifamily.
- Include a potential pocket park and preservation of some of the existing trees.

Frederick Avenue Industrial Property:

- Potential conversion to loft-style housing, which may also be live-work units.
- Potential small-scale offices that don't generate much outside traffic.

Lincoln Terrace:

- Support redevelopment proposal of a residential mix of unit types, including detached, attached and duplex units, with ownership opportunities.

Maryvale Center

- Redevelop as residential use compatible with the community.
- In the near term, upgrade façade, change the tenant mix and improve maintenance of existing center.

MCPS Property

- Redevelop as residential with a mix of unit types, including detached, attached and duplex units, but would not include multifamily.
- Integrate any potential housing units for elderly or handicapped residents into the development. These should not constitute individual buildings.
- Provide additional passive park space in the development.

Lenmore Apartments

- Redevelop into a mix of residential dwellings that attract mixed-income residents. This would include single family homes, townhomes and duplexes, but not apartments.

Industrial Uses on North Horners Lane

- Buffer these uses along North Horners Lane.
- Control commercial cut-through traffic from the industrial uses, and evaluate a potential access from Mason Drive.
- Ensure that industrial uses do not encroach further into the neighborhood.

Transportation

Goal: Establish circulation patterns and opportunities, including vehicular, bicycle, pedestrian and public transit, which protect the residential nature of the Lincoln Park neighborhood.

The neighborhood has access to a variety of transit options, including Ride-On bus service that serves the neighborhood directly, as well as Metro, MARC and Amtrak rail service at the nearby Rockville Metro station. Proximity to the Town Center and major roadways is an important feature of the community; however, problems also arise from noise sources and non-residential cut-through traffic within the neighborhood. Pedestrian and bicycle facilities are provided in the community, although enhancements are required to complete the network and improve safety.

Objectives:

- Provide Ride-On service as a smaller, neighborhood-friendly service;
- Restrict non-residential cut-through traffic;
- Enforce existing traffic laws and restrictions to reduce the negative effects of traffic on the neighborhood.

Recommendations:

- Reconfigure the Westmore Avenue/North Horners Lane/Ashley Avenue intersection, including appropriate signage or restricting the times that turns can be made.

- Study the impact of industrial cut-through traffic, and develop potential solutions to minimize it. Potential solutions include redirecting industrial traffic away from the neighborhood through restricted turning movements on Southlawn Lane so that the industrial traffic is funneled to Gude Drive. Another potential alternative would involve connecting Westmore Road to MD 355 as an alternative access.
- The City should continue to monitor and maintain Unity Bridge.
- Institute traffic calming measures where appropriate, including on North Horners Lane, and North Stonestreet Avenue, among others.
- Implement pedestrian safety measures and features to ensure all residents can access nearby activity centers, both within and outside the neighborhood.
- Upgrade Johnson Drive to be paved, with lighting, curb and gutter, driveway aprons and sidewalks installed.

The Environment

Goal: Achieve a healthy, vibrant, and sustainable environment in the neighborhood that protects, preserves and restores natural resources, while reducing or eliminating negative environmental impacts for current and future populations.

The Lincoln Park neighborhood is located in the upper section of a small drainage area in the Rock Creek watershed. The soils in the neighborhood tend to drain poorly, resulting in yard drainage problems and local flooding in the community. The neighborhood was also developed before today's requirements for stormwater management and conveyance. The extensive urban tree canopy in the neighborhood provides an asset to the community by providing summer shade and cooling, helping to slow runoff, and providing local air quality improvements. Large mature trees throughout the community also help to screen views of adjacent areas. However, much of the mature tree canopy is on private property, with limited area of public right-of-way for additional street trees.

The future vision for the neighborhood will provide for an environmental setting that enhances the quality of life for local residents, including addressing drainage problems, and finding acceptable means of preserving the mature tree canopy. A balance must be achieved between the desire to maintain the benefits of a mature tree canopy, while alleviating some of the maintenance and financial burden to individual property owners.

Objectives:

- Increase the urban tree canopy within the community.
- Reduce the impacts of transportation related noise on the residential community.
- Resolve drainage concerns and issues within the neighborhood.

Recommendations:

- Identify opportunities for additions to the tree canopy, including street trees and plantings on public properties.

- Develop technical and funding assistance and educational programs to aid homeowners in caring for and replacing aging trees.
- Retain existing tree cover, and fill in gaps where possible, to provide screening from incompatible uses.
- Provide active and passive park facilities in order to provide environmental benefits as well as appropriate neighborhood recreational resources.
- Identify water quality enhancements that would aid in resolving the drainage problems in the community.

Historic Preservation

Goal: Protect the physical and cultural heritage of the Lincoln Park Neighborhood utilizing historic preservation principles and tools.



Lincoln Park contains several outstanding vernacular and designed architectural resources built in the last decade of the 19th Century and the first decades of the 20th Century. The Second Addition was platted after 1926 and is primarily mail order bungalows and houses built after 1930. Due to the slow building and development of the area, the significant resources are separated by later infill of the 1950s to the present. However, the significance of Lincoln Park does not depend primarily on architecture. It is derived from the cultural, social, and economic factors that shaped the community and are visible in the buildings location, setbacks, size and shape.

Objectives:

- Identify the historic resources and characteristics of Lincoln Park that serve as visual and physical reminders of its people, themes, and contributions to the neighborhood, city, and county's development.
- Preserve, protect, and maintain the cultural, physical, and environmental integrity of historic resources and characteristics in Lincoln Park.
- Develop and encourage programs that lead to the appreciation of Lincoln Park and Rockville's history and sites and encourage heritage tourism.

Recommendations

- Protect Lincoln Park's physical and cultural heritage and encourage future community stability through historic preservation tools.
- Perform in-depth historical and architectural survey of Lincoln Park as needed.
- Select historic preservation and planning tools to achieve Master Plan goal.

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- Recommend boundaries for one or a combination of the following: National Register District(s) and sites; local historic district[s]; and/or Neighborhood Conservation Districts.
- Prepare nomination form(s) for selected preservation tools.
- Publish educational materials for public distribution, including brochures, historical plaques, and/ or maps and histories.

Public Services

Goal: The neighborhood should continue to receive all City services that are available to all City neighborhoods.

As with all neighborhoods in the City, the Lincoln Park neighborhood receives many of its public services from the City of Rockville. The Lincoln Park Community Center and adjacent Isreal Park are the primary focus of service delivery, and contribute significantly to the quality of life in the neighborhood. The community expects service delivery to continue to be very good, but at the same time the neighborhood does not wish to be singled out as a community that is always in need of social services.

Objectives:

- Maintain and enhance the following services important to the neighborhood: Neighborhood resources, community facilities, recreation and parks, police.
- The neighborhood should receive an appropriate level of social services, but should not be a target for those services.

Recommendations:

- Support the Lincoln Park Community Center as a hub of community activity for all residents.
- Provide additional park space with redevelopment areas.

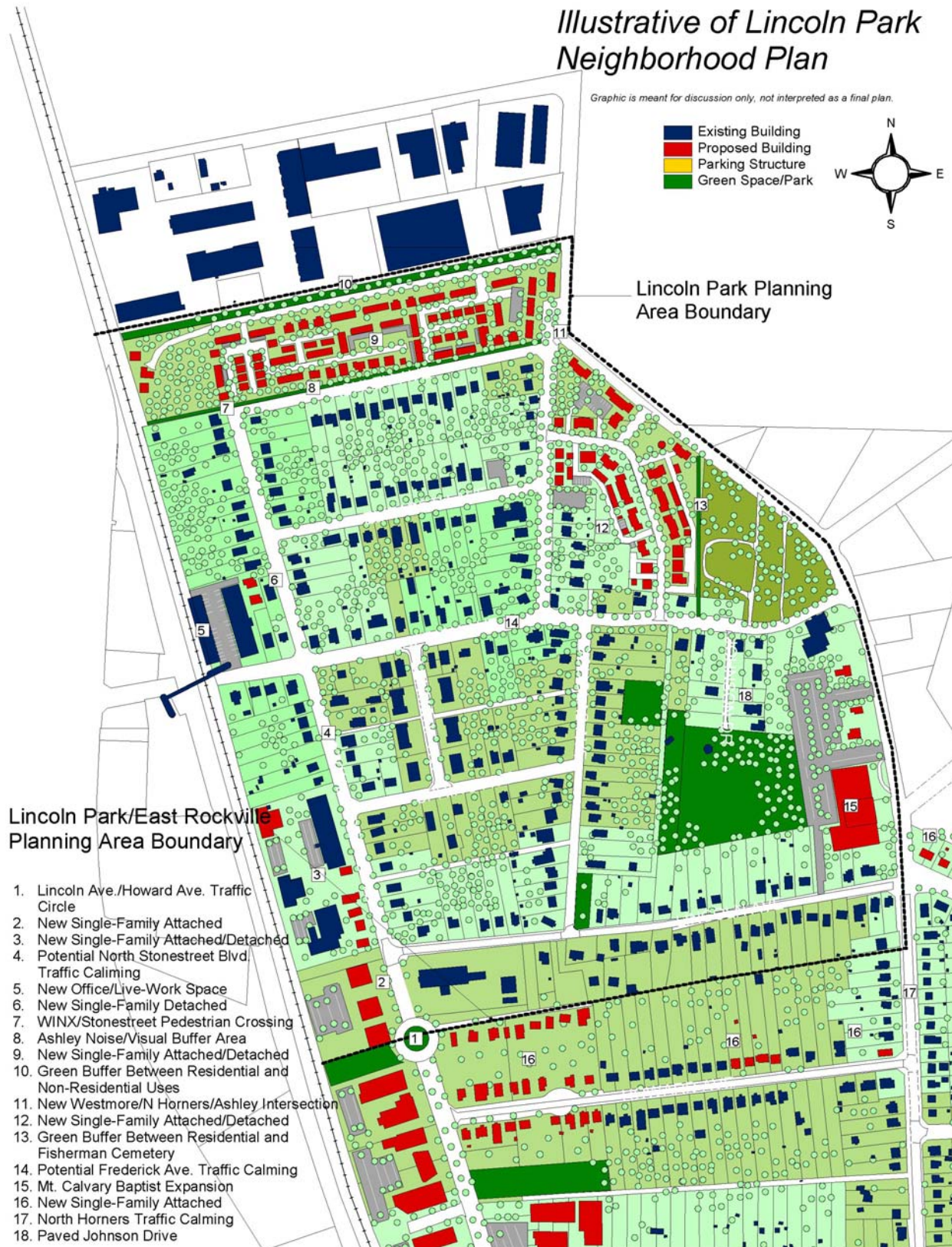
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